173.0	0004	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	518,900	/	518,900
USE VALUE:	518,900	/	518,900
ASSESSED:	518,900	/	518,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	80 PAUL REVERE RD LLC
Owner 2:	
Owner 3:	
Street 1:	19 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WENTZ MICHAEL J -
Owner 2:	-
Street 1:	80 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1947, having primarily Vinyl Exterior and 900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	130,400		388,500	518,900
Total Card	0.103	130,400		388,500	518,900
Total Parcel	0.103	130,400		388,500	518,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 576.56 | /Parcel: 576.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	115191
GIS Ref	
GIS Ref	
Insp Date	07/02/18

!13439!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	130,400	0	4,500.	388,500	518,900		Year end	12/23/2021
2021	101	FV	125,900	0	4,500.	388,500	514,400		Year End Roll	12/10/2020
2020	101	FV	125,900	0	4,500.	388,500	514,400	514,400	Year End Roll	12/18/2019
2019	101	FV	112,300	0	4,500.	383,000	495,300	495,300	Year End Roll	1/3/2019
2018	101	FV	112,300	0	4,500.	294,100	406,400	406,400	Year End Roll	12/20/2017
2017	101	FV	111,900	0	4,500.	277,500	389,400	389,400	Year End Roll	1/3/2017
2016	101	FV	111,900	0	4,500.	255,300	367,200	367,200	Year End	1/4/2016
2015	101	FV	116,500	0	4,500.	238,700	355,200	355,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:04:02

LAST REV

Date	Time
11/10/21	11:01:35

mmcmakin

PAT ACCT. 13439

USER DEFINED

Prior Id # 1:	115191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WENTZ MICHAEL J	78901-480	1	10/13/2021		615,000	No	No		
RYDBECK BRUCE V	69707-467		8/1/2017		518,500	No	No		
	13062-683		9/23/1976		31,700	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2008	1266	Re-Roof	2,800					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
7/2/2018	MEAS&NOTICE	CC	Chris C
2/8/2018	SQ Returned	EMK	Ellen K
7/14/2015	OWNR INFO	EMK	Ellen K
10/17/2008	Measured	197	PATRIOT
4/24/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	188996
Depreciation:	58589
Depreciated Total:	130407

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

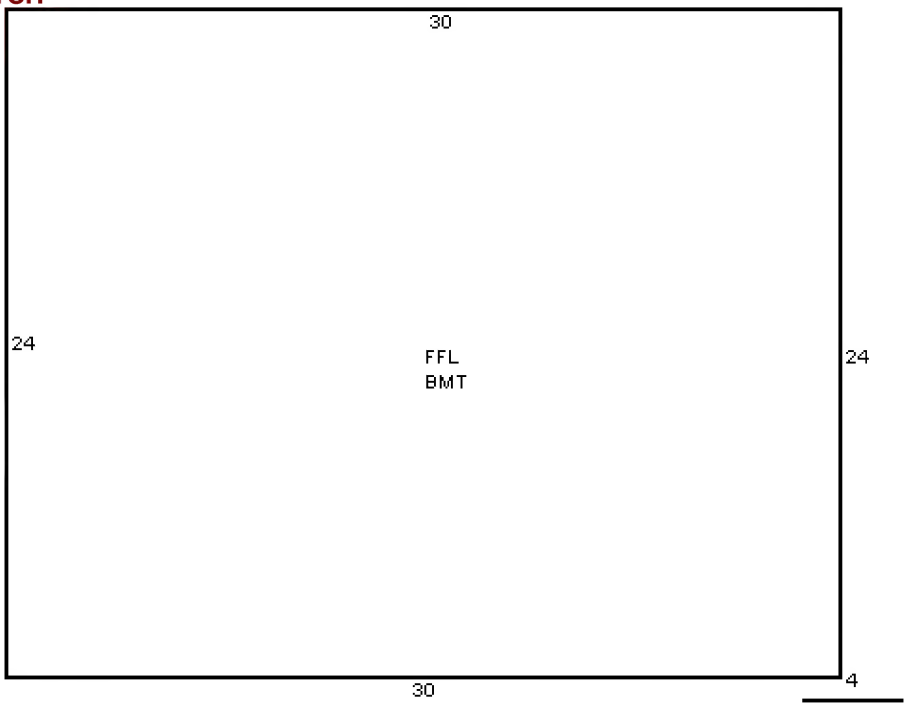
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.64
Special Features:	0	Val/Su Net:	90.56
Final Total:	130400	Val/Su SzAd	181.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	47.610	34,278
FFL	First Floor	720	133.640	96,218

Net Sketched Area:	1,440			Total:	130,496
Size Ad	720	Gross Area	1440	FinArea	900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	